



Engineered Yield in the Opportunity Zone

A Pre-Packaged Exit and Fully De-Risked Capital Structure for the Outback RV Resort

Stabilized Valuation:
\$30,000,000

Year 5 Cash-on-Cash Yield:
21%+

Target Hold:
36 Months

The Titan 23 Fund-of-Funds Thesis



The Asset

A 54-unit luxury hybrid Tiny Home & RV resort in Wenden, AZ, driving sticky, recurring revenue.



Zero Development Risk

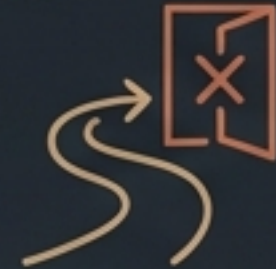
\$15M in senior institutional debt entirely funds all vertical construction and infrastructure. Equity is shielded from cost overruns and build risk.



The Equity Offer

Securing a \$4.5M equity block (representing 30% of the \$15M net equity) based on a mathematically locked \$30M stabilized valuation.

\$250k minimum investment yields a 5.55% slice of this block.



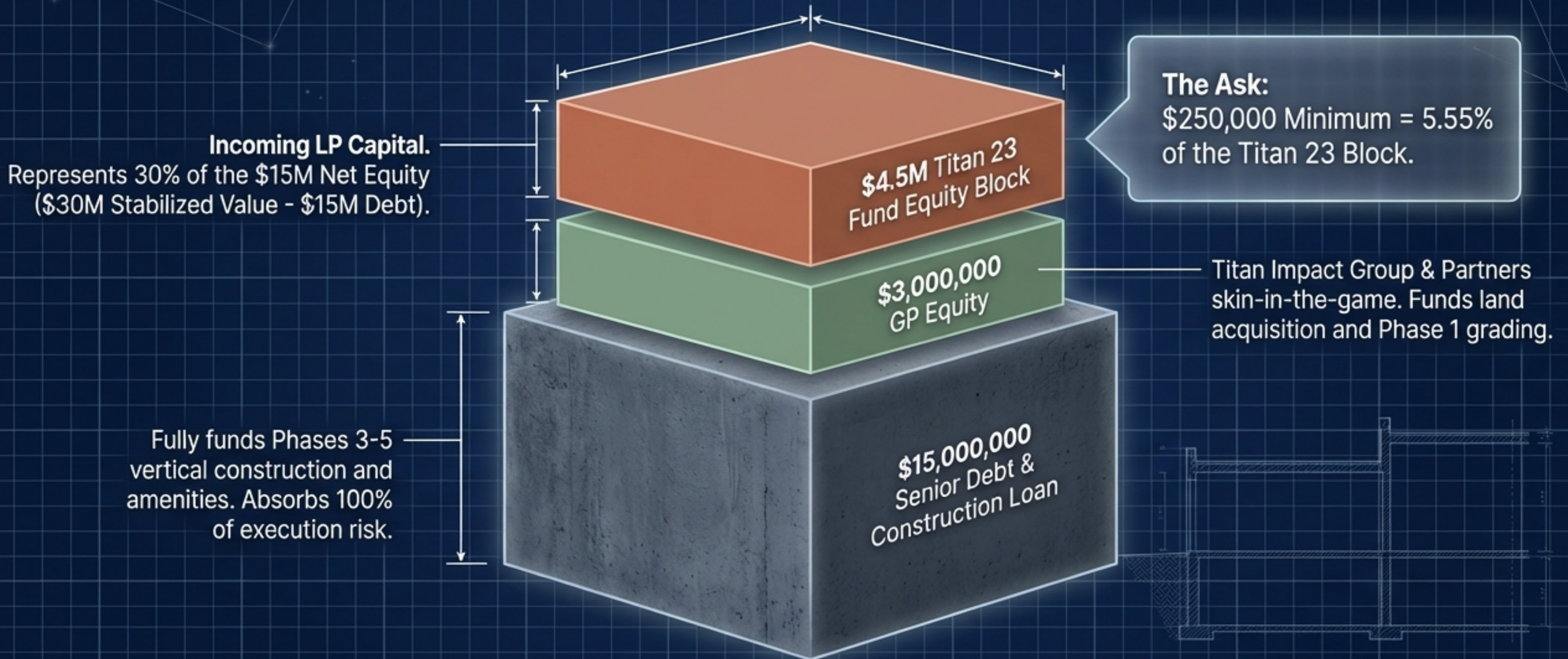
The Pre-Packaged Exit

A baked-in 36-month buyout pathway to the \$50M Wenden OZ Fund, unlocking massive Opportunity Zone tax-free hold benefits.

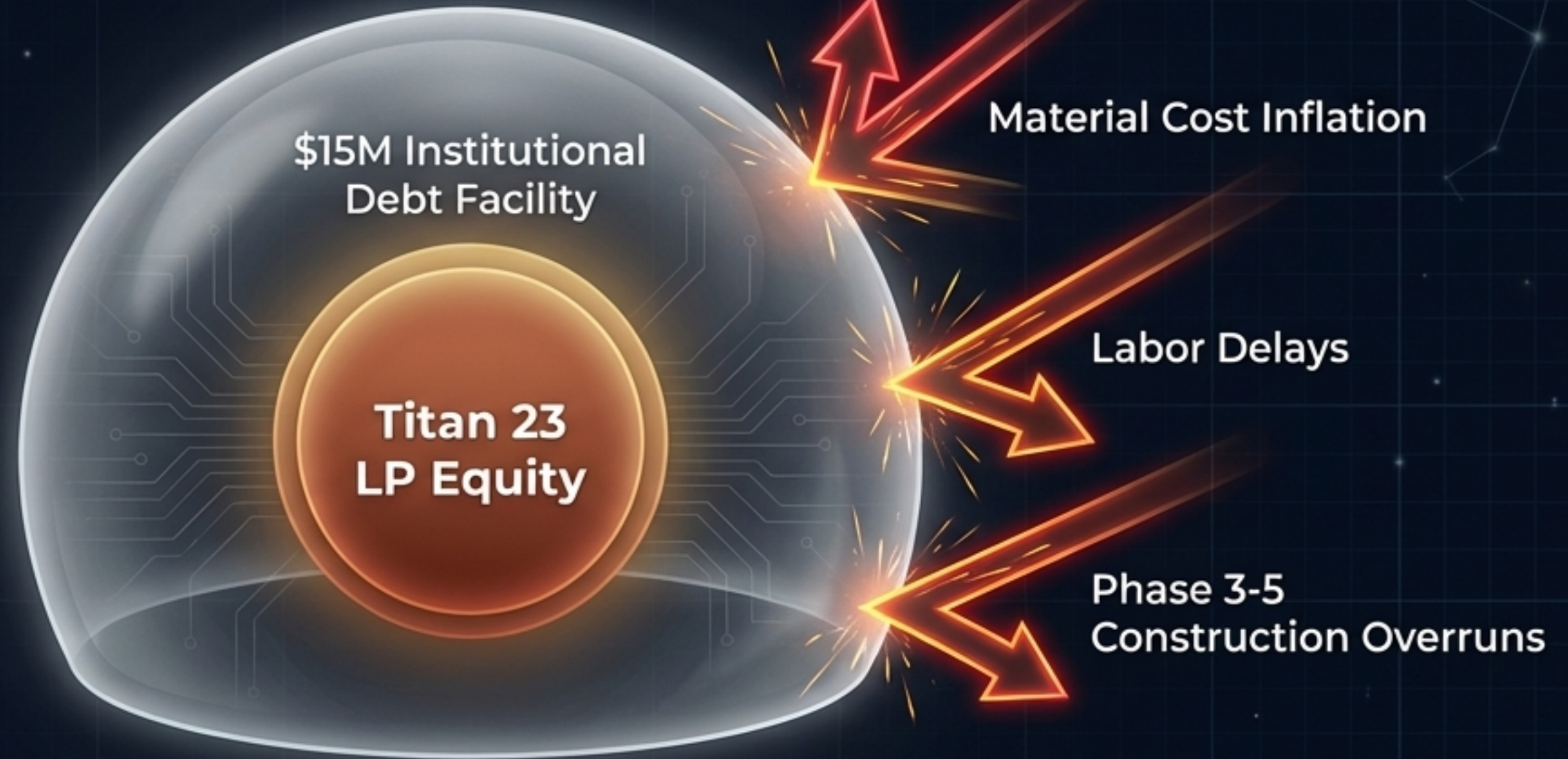
The Hybrid Outdoor Hospitality Model

- **Location:** Wenden, Arizona (Qualified Opportunity Zone / Fast-growing US-60 recreation corridor)
- **Scale:** 20 Acres, 54 Hybrid Units
- **Ecosystem:** 9-Acre Off-Road Track, Olympic Pool, Twin 5,000 SF Quonset Event Centers, Vendor Plaza
- **Status:** Land acquired, Phase 1 grading complete, wet/dry utility execution underway.

The Capital Stack Blueprint

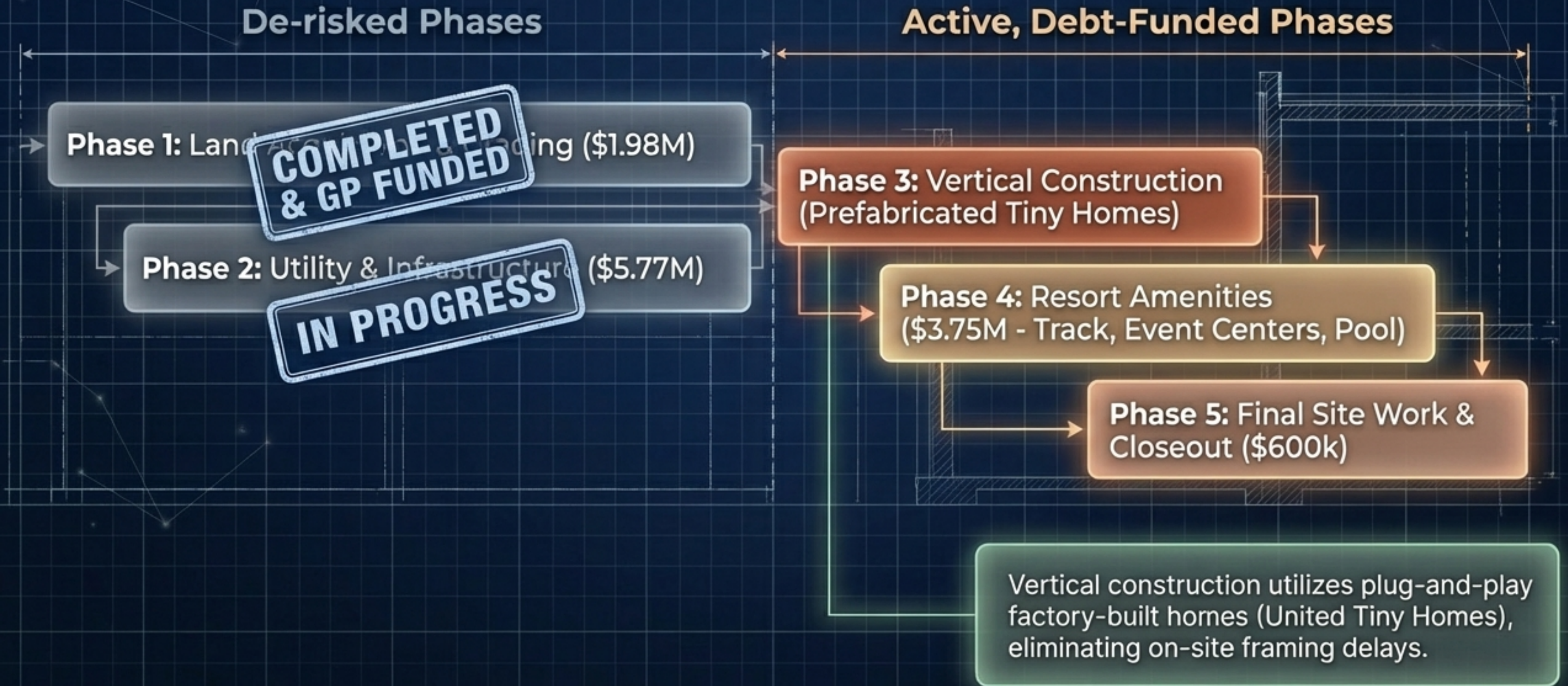


Insulating Equity from Execution Risk

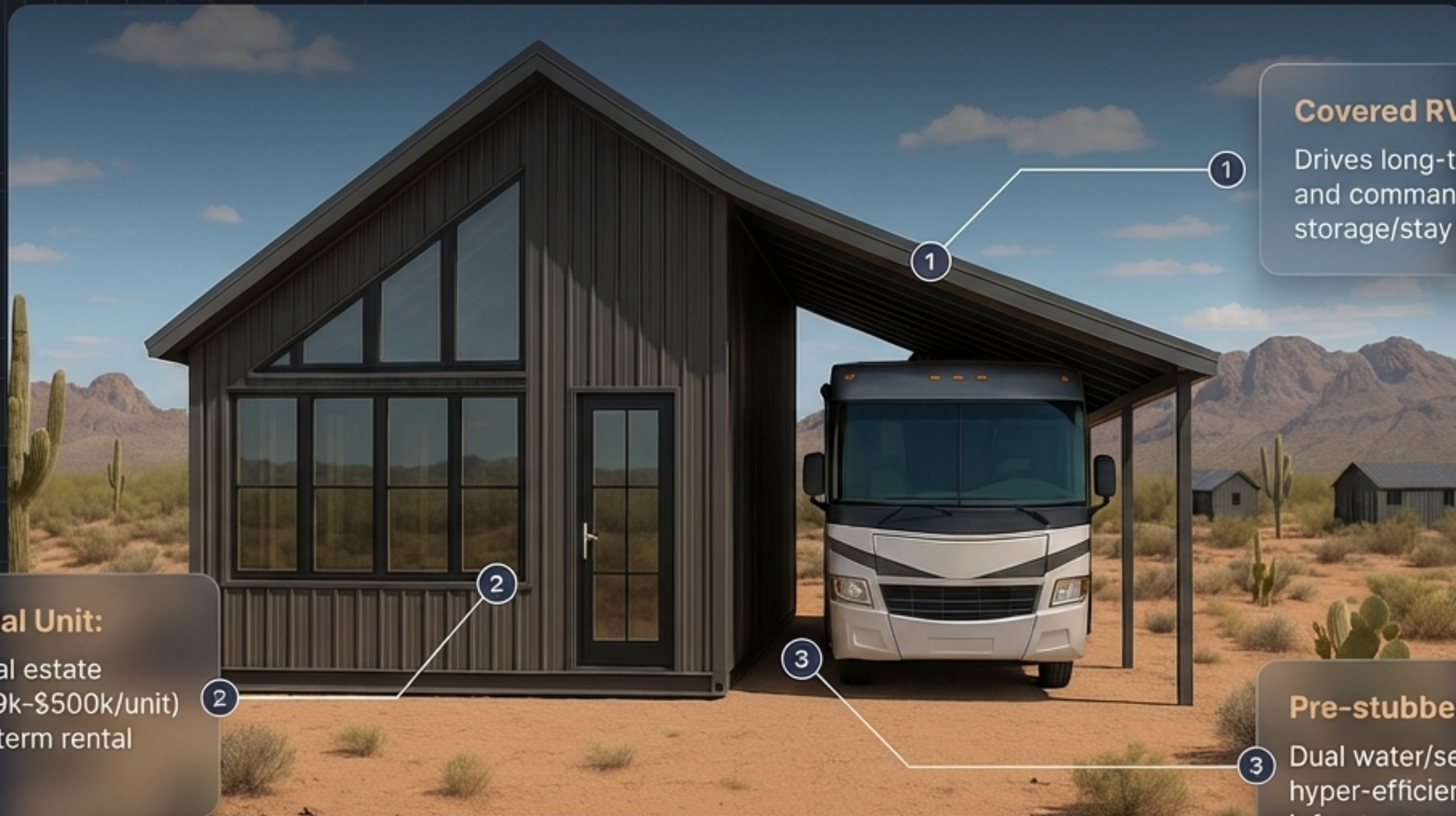


By securing construction funding entirely through senior debt and isolating vertical builds to pre-fabricated placement, incoming LP capital is fundamentally insulated from the ground-up development risk that plagues traditional syndications.

Accelerated Development Phasing



Deconstructing the Hybrid Pad



Covered RV Pad:

Drives long-term rental stickiness and commands premium storage/stay rates.

420 SF Residential Unit:

Generates direct real estate sales revenue (\$249k-\$500k/unit) or high-yield short-term rental income.

Pre-stubbed Shared Utilities:

Dual water/sewer connections hyper-efficiently minimize infrastructure overhead per pad.

The Asset Evolution Matrix

Traditional RV Park

Outback Hybrid Model

Target Demographic

Transient, short-term vacationers.
High seasonal churn.

Sticky long-term owners, Gen-X retirees,
and high-income remote workers.

Revenue Mechanics

Linear nightly pad rentals only.

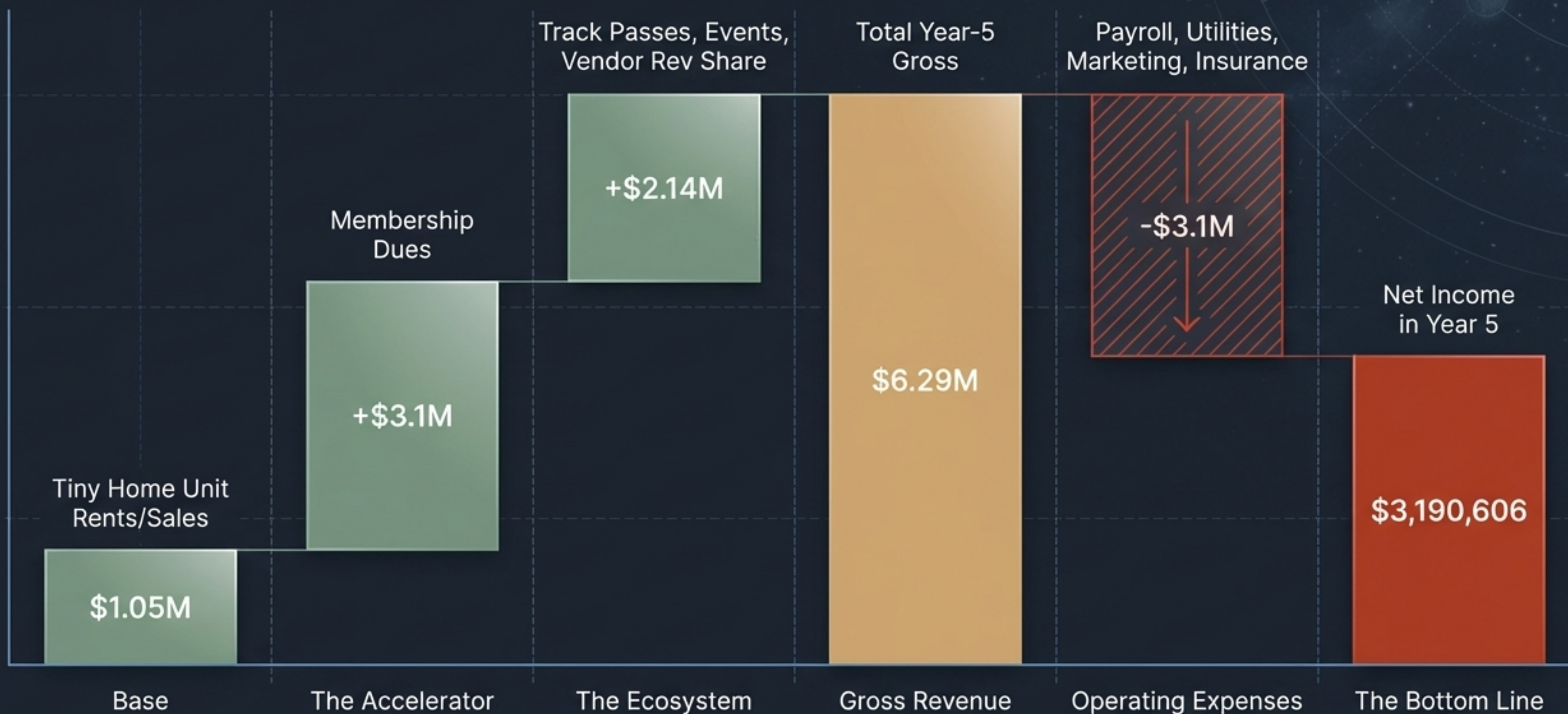
Real estate unit sales + Annual tiered
memberships + Vendor lease revenue.

Exit Valuation Multiple

Standard hospitality cap rates
(fluctuating).

Institutional-grade 7.5% cap rate driven
by guaranteed recurring revenue.

The Revenue Ecosystem Waterfall



Engineering Recurring Revenue: The Membership Model

Base Membership

\$7,500/yr

14-night stay, vendor event access, 1 free track day.

Projected: 100 members = \$750k

Adventure Membership

\$10,000/yr

30-night stay, 4 free track uses, VIP lounge.

Projected: 75 members = \$750k

Elite Membership

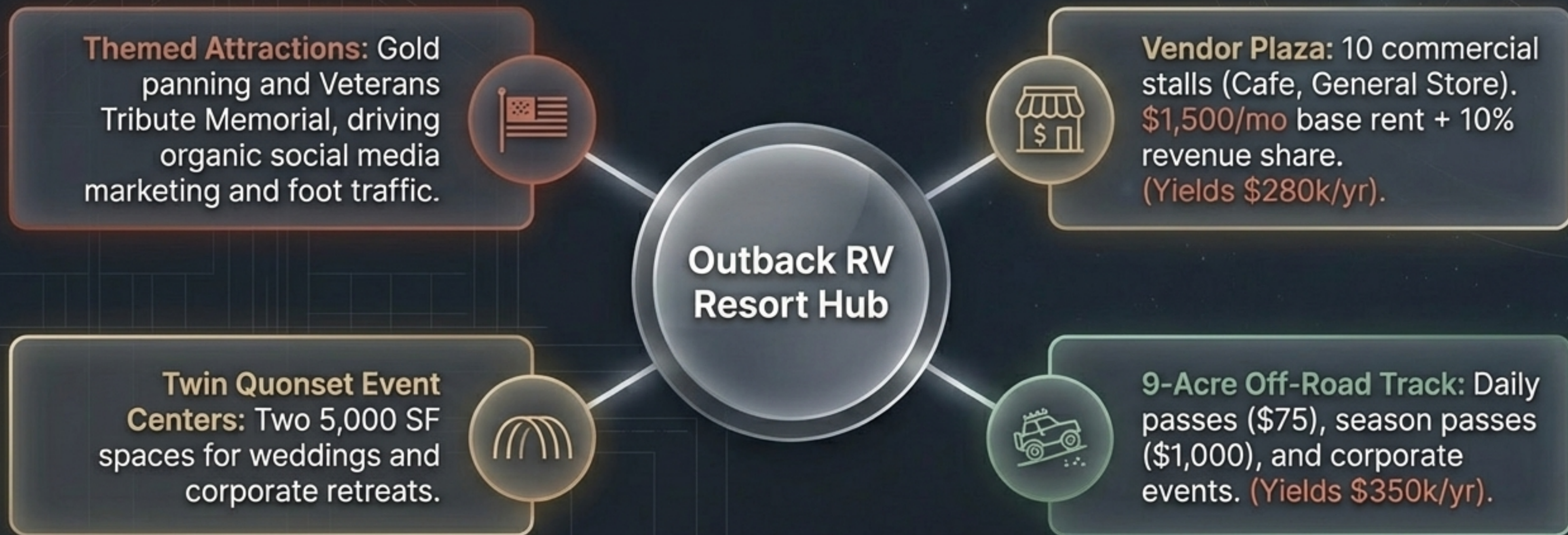
\$15,000/yr

60-night stay, unlimited track access, concierge, VIP events.

Projected: 50 members = \$750k

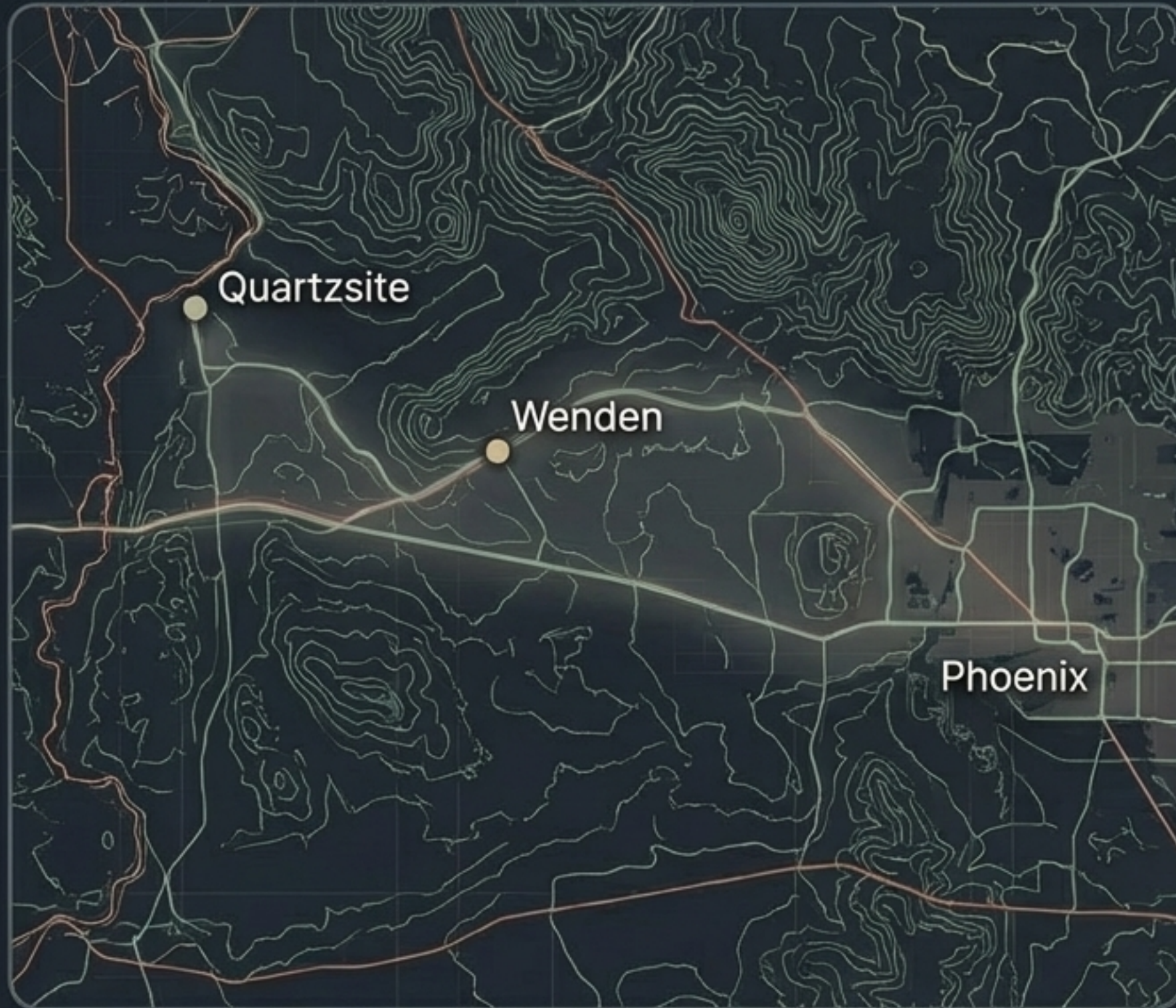
225 highly sticky members generating a baseline of **\$2,250,000** in **annual recurring revenue** before a single nightly pad is rented.

The Commercial Ecosystem



Amenities are structured as standalone profit-and-loss centers managed by Outback Vendor LLC, ensuring zero drag on core real estate yields.

The Wenden Corridor Moat



The Quartzsite Overflow

Less than 30 minutes away, Quartzsite attracts over 1 million visitors each winter. Outback captures the premium overflow from this saturated market.

Demographic Alignment

The average visitor age is 52 with median incomes between \$65,000 - \$125,000. Perfectly aligned for our \$7.5k-\$15k membership tiers.

Total Market Dominance

Zero professional RV parks built in this corridor in the last 25 years. Outback holds a complete first-mover advantage in luxury hybrid lodging.

The Valuation Engine

The Hybrid Asset

Unique Asset Class (RV + Tiny Home) forces long-term stickiness and eliminates transient vacancy rates.

Guaranteed NOI

Sticky demographics + Tiered Memberships + Vendor Ecosystem reliably generate \$2.2M to \$3.19M in Stabilized NOI.

Locked Valuation

\$2.25M Base NOI calculated at an institutional 7.5% cap rate mathematically dictates the \$30,000,000 Stabilized Valuation.

This \$30M mathematically locked valuation is the exact trigger required to activate the pre-packaged Opportunity Zone exit.

The Exit Pathway Diagnostic

PRE-PACKAGED TARGET

Sale to Wenden QOF Buyer

- **Timeline:** 36 Months (Upon full stabilization)
- **Mechanism:** \$50M Wenden OZ Fund acquires 70% of the project.
- **Outcome:** Massive tax advantages, developer retains 30% carry, LP capital + returns distributed.

Traditional Private Equity Sale

- **Timeline:** 24-36 Months
- **Mechanism:** Sale based on Trailing 12-month NOI at 8% cap rate (~\$28M).
- **Outcome:** Standard capital gains apply, clean break for all equity.

Refinance & Hold

- **Timeline:** 18+ Months post-stabilization
- **Mechanism:** SBA/CMBS Commercial Refinance.
- **Outcome:** Passive operational yield, capital returned via refi proceeds.

The Wenden QOZ Flywheel

Invest

Accredited LP injects capital into the Titan 23 Fund-of-Funds.

Tax-Free Yield

LPs roll proceeds into the 10-year QOZ hold, legally eliminating 100% of capital gains tax on the asset's massive appreciation.

Create Value

Capital stack executes; asset value appreciates from \$15M cost basis to \$30M stabilized valuation.





Trigger Exit

At month 36, the \$50M Wenden OZ Fund acquires the stabilized asset.



Alignment and Allocation



 The GP Alignment	Titan Impact Group & Partners have already deployed \$3,000,000 in cash to acquire land, complete Phase 1, and secure the Opportunity Zone designation.
 The Capital Status	\$15M Senior Debt secured. Vertical construction fully insulated.
 The Titan 23 Allocation	Reserving a \$4.5M equity block.
 The Minimum Ticket	\$250,000.

This allocation is strictly limited. Execute your subscription documents to secure your 5.55% slice of the de-risked \$30M stabilized valuation.